



KNIGHTDALE

LAND USE REVIEW BOARD MINUTES

950 Steeple Square Court, Knightdale, North Carolina 27545

December 12, 2016

The Knightdale Land Use Review Board Committee met at 7:00 p.m. in the Council Chamber Room of Town Hall.

LURB MEMBERS PRESENT:

George Hess, Chuck Piratzky, Alice Alexander (joined at 7:50 p.m.), Michael Blake, Rita Blackmon, Richard Godwin, Randy Jones, Ben McDonald, Stephen Morgan

TOWN COUNCIL MEMBERS PRESENT:

Mayor Roberson, Councilor Tripp

ABSENT:

No one

Attorneys Present:

Katye Jobe, Town Attorney

Staff Members Present:

Chris Hills, Development Services Director; Jennifer Currin, Assistant Development Services Director; Matt Watterson, Planner; Donna Tierney, Planning Technician

Meeting called to order by Chairman Hess at 7:01 p.m.

ITEM I. ADOPTION OF AGENDA

...Motion by Mr. McDonald to adopt the agenda. Motion seconded by Mr. Godwin and carried unanimously.

ITEM II. CHAIRMAN'S COMMENTS

Development Services Director Chris Hills introduced Matt Watterson who recently filled the Planner position, and added that the department is still actively seeking a full time Code Enforcement Officer.

ITEM III. APPROVAL OF MINUTES

...Motion by Mr. Godwin to approve the minutes of November 14, 2016. Motion seconded by Mr. Morgan and carried unanimously.

ITEM IV. PUBLIC HEARINGS FOR QUASI-JUDICIAL CASES

None at this time.

ITEM V. ORDERS FOR QUASI-JUDICIAL CASES

None at this time.

ITEM VI. COMMUNITY APPEARANCE CASES

Appearance Award Nominations

Assistant Development Services Director Jennifer Currin discussed the role of LURB as the Community Appearance Board and reminded members that the Appearance Award Program recognizes the efforts of individuals, organizations or businesses that strive to enhance the appearance of Knightdale. Staff received four nominations this year, including Panther Rock Boulevard, Knightdale Station's Knightdale Boulevard median landscaping, Knightdale Station's roundabout art, and Oak City Brewing Company.

...Motion by Mr. Godwin to nominate the Knightdale Station roundabout art for the Beautification Efforts category and Oak City Brewing Company for the Renovated Non-Residential Building category. Motion seconded by Ms. Blackmon and carried unanimously.

ITEM VII. TREE PROTECTION AND PLANTING CASES

Potential Tree Projects FY18

Assistant Development Services Director Jennifer Currin discussed how the street tree project program helps the Town meet the eligibility standards of remaining a Tree City USA. In years past, there were dedicated funds for the LURB project; however, this coming year the project will have to compete for funds through the CIP process and Town Council will have to pass a budget amendment if funds are granted.

Ms. Currin explained that since budget discussions begin in January 2017, staff has started to consider potential street corridors to investigate for potential street tree projects. Staff has initially identified the following two corridors for further study: Princeton Town Street and the I-540/Knightdale Boulevard Interchange.

Mr. Morgan inquired about adding benches in addition to trees along Princeton Town Street, and suggested planting more coniferous trees rather than so many deciduous trees.

...Motion by Mr. Morgan to pursue the Princeton Town Street corridor option and further investigate the addition of pedestrian furniture. Motion seconded by Mr. McDonald and carried unanimously.

ITEM VIII. OLD BUSINESS

None at this time.

ITEM IX. NEW BUSINESS

ZMA-4-16 – Old Knight Road Rezoning

Continued to the January 9, 2017 Land Use Review Board meeting per the applicant's request.

ITEM X. OTHER BUSINESS

Mr. Morgan voiced his concern regarding pedestrian safety and provided the example of no crosswalks on First Avenue.

Mr. Hills spoke about the John Rex Endowment Grant, which was originally awarded to provide a sidewalk and a railroad crossing and N. Smithfield Rd. and N. First Ave. The project was delayed due to DOT's closure of Fayetteville Street so the timeframe to

complete this project for the grant has lapsed. However, staff reached out to the Rex Endowment and was able to propose and receive funding for a different project that will improve the crosswalk at Hodge Road at the greenway. The grant includes installing two high visibility strobes across Hodge Road, installation of signs along the greenway that show distance from the farmers market, creation of a pedestrian zone on First Avenue consisting of three raised stamped concrete crosswalks, installation of a strobe at Sycamore Street, and adding a signalized crosswalk at Smithfield Road and McKnight Drive. An RFQ is out currently and work should be finished in the next six to seven months.

Ms. Blackmon complimented the recently installed wayfinding signs.

Mr. Godwin requested there be a sign at Knightdale Station Park listing events. Mr. Hills stated that newly appointed Parks and Recreation Director Robbie Worrell is currently working on better coordination and communication of park and Town events.

ITEM XI. P&E COMMITTEE UPDATE

Chairman Hess provided a recap of the earlier P&E Meeting. The committee discussed LURB terms, the use table in Chapter 2 of the UDO, and transit.

ITEM XII. PAST COUNCIL ACTION

None at this time.

ITEM XIII. ADJOURNMENT

...Motion by Ms. Blackmon to adjourn at 7:50 p.m. Motion seconded by Mr. Morgan and carried unanimously.

George Hess, Land Use Review Board Chairman

Donna Tierney, Planning Technician